

**Municipal Review Committee  
Town Hall Auditorium**

**May 17, 2004  
7:00 p.m**

May 17, 2004

7:00 p.m.

Attendance: Phil Sgamma, Chairperson  
Dan Michnik, MRC Member  
Matt Balling, MRC Member  
Paul Shear, MRC Member  
Rich McNamara, MRC Member  
Lou Depowski, MRC Member  
John Moulin, MRC Member  
Scott Bylewski, Town Board Liaison  
Jeff Grenzebach, Planning Board Liaison  
James Callahan, Ex-Officio Member, Dir. of Community Development  
James Hartz, Asst. Dir. Of Community Development  
Al Hopkins  
Clayt Ertel  
Tom Hollander  
Susan King

**Minutes of April 19, 2004 Meeting**

ACTION: Motion by Matt Balling, seconded by John Moulin, that the board approve their April 19, 2004 meeting minutes.

VOTING: All Ayes.

MOTION PASSED

**Agenda Item #1 Gables on the Green**

Phil Sgamma said that (the board) has been preparing the final findings statement and they are going to review them this evening. Jim Callahan gave a brief description of the project review history. The board reviewed the draft copy of the final findings statement. There was some discussion over adding a section that would include a paragraph regarding the applicant's "as-of-right" uses currently allowed under the Agricultural Zoning District.

ACTION: Motion by Matt Balling, seconded by Paul Shear, that the board amend the draft findings to include a paragraph on the "as-of-right" uses under the Agricultural Zoning District.

VOTING: All Ayes.

MOTION PASSED

Phil Sgamma added that the Clarence School Board has submitted a letter on the potential school impacts. Paul Shear said that he had the opportunity to live in a similar

community in South Carolina years ago, and certainly the idea of housing could exist on this property. There are other questions such as potable water, the Sewage Works Corp., and how the project fits with the surrounding area that still remain. There are some significant problems with this project.

Dan Michnik said sewage, water, and traffic are all significant issues that need to be addressed. John Moulin said that the water pressure is a significant issue.

**ACTION:** Motion by Matt Balling, seconded by Lou Depowski, that the board recommends that the Town Board accept the draft final findings statement with the amendment to include a paragraph on the “as-of-right” uses under the Agricultural Zoning District. Any typographical errors will be corrected by the Planning and Zoning Department.

**VOTING:** All Ayes.

**MOTION PASSED**

### **Agenda Item II – Visone 4-lot Open Development Area off Goodrich Road**

Al Hopkins from Metzger Engineering was present to discuss the 4-lot open development proposal. The board had received some correspondence from the NYSDEC on the proposed action. They have hired a wetland biologist to do a walkover and he has found no presence of any jurisdictional wetlands. Phil Sgamma questioned the projects conformance with SEQRA and whether or not this is segmentation. There is a proposal for the rest of the property for 36 additional single-family homes. Paul Shear mentioned that there is a moratorium on major subdivisions, so how can we review this?

**ACTION:** Motion by Paul Shear, seconded by Matt Balling, that the board table this item until the Town Attorney can give an opinion on whether or not this project could be considered segmentation under SEQRA and if we can review the 4-lot open development in isolation because of the moratorium.

**VOTING:** All Ayes.

**MOTION PASSED**

### **Agenda Item III – Expanded Type I Listing for the Town of Clarence**

Matt Balling suggested expanding the State’s Type I list to include some wording that would automatically send some proposed projects through a coordinated review process. Any action on the list would require a long form EAF to be submitted. Jim Callahan explained that the MRC currently sends out many Unlisted Actions for coordinated review anyway. By adopting this new list, the Town Board would formalize current practice.

**Municipal Review Committee  
Town Hall Auditorium**

**May 17, 2004  
7:00 p.m**

ACTION: Motion by Phil Sgamma, seconded by Dan Michnik, to table this item until the next meeting.

VOTING: All Ayes.

MOTION PASSED.

The next meeting was established for June 21, 2004 at 6:30 p.m.

Meeting adjourned at 8:15 p.m.